



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Letter No. L1/5568/2020

Dated: 19.03.2021

To

The Commissioner

Kattankolathur Panchayat Union
Kattankolathur – 603 202
Chengalpattu District.

Sir,.

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Laying out of house sites in the land comprised in S.Nos.107/1B1, 1B2 & 2, 108/1 & 2 and 116/1 part (a pocket of land designated as 'owner use' in the approved layout PPD/LO No.25/2020) of Nedungundram Village, Vandalur Taluk, Chengalpattu District, Kattankolathur Panchayat Union limit - Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000074 dated 28.05.2020.
 2. This office letter even No. dated 21.07.2020 addressed to the applicant.
 3. Applicant letter dated 05.08.2020.
 4. This office letter even No. dated 06.08.2020 addressed to the applicant.
 5. Applicant letter dated 21.08.2020.
 6. This office letter even No. dated 26.08.2020 addressed to the applicant.
 7. Applicant letter dated 27.08.2020.
 8. This office letter even No. dated 11.12.2020 addressed to the SRO, Tambaram.
 9. The Sub-Registrar, Tambaram letter No.13/2021 dated 06.01.2021.
 10. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 11. This office DC Advice letter even No. dated 13.01.2021 addressed to the applicant.
 12. Applicant letter dated 22.01.2021 enclosing the receipt for payments.
 13. This office letter even No. dated 04.02.2021 addressed to the Applicant enclosing the skeleton plan.
 14. Applicant letter dated 15.02.2021 enclosing the Gift Deed duly signed by the Donor.
 15. This office letter even No. dated 03.03.2021 addressed to the Sub-Registrar, Tambaram.
 16. Applicant letter dated 10.03.2021 enclosing the Gift deed for Road space and PP-1 & 2 sites registered as Doc.No.2052/2021 dated 08.03.2021 @ SRO, Tambaram.
 17. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 18. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

DESPATCHED
DATE 22/3/21

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The proposal received in the reference 1st cited for the proposed Laying out of house sites in the land comprised in S.Nos.107/1B1, 1B2 & 2, 108/1 & 2 and 116/1 part (a pocket of land designated as 'owner use' in the approved layout PPD/LO No.25/2020) of Nedungundram Village, Vandalur Taluk, Chengalpattu District, Kattankolathur Panchayat Union limit was examined and the layout plan has been prepared to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 requirements and approved.

2. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing planning permission for any development, Chennai Metropolitan Development Authority in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his application to prove the same. Thus, CMDA primarily considers only the aspect on whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he/she/ they shall have to prove it before the appropriate/competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

3. The applicant has remitted the following charges / fees in the reference 12th cited as called for in this office letter 11th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.9,800/- ✓	B-0016409 dated 27.05.2020 ✓
Development charge	Rs.24,000/- ✓	B-0018431 dated 22.01.2021 ✓
Layout Preparation charge	Rs.15,000/- ✓	
OSR charge (for 275 sq.m.)	Rs.33,00,000/- ✓	
Contribution to Flag Day Fund	Rs.500/- ✓	

4. The approved plan is numbered as **PPD/LO. No.43/2021 dated 19.03.2021**. Three copies of sub-division plan and planning permit **No.14050** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan, before sanctioning and release of the layout.

6. The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders in the reference 17th & 18th cited.

7. The original Gift Deed registered as Doc.No.2052/2021 dated 08.03.2021 @ SRO, Tambaram as in the reference 16th cited is also enclosed herewith as per the provision made in the G.O. in the reference 10th cited.

Yours faithfully,

o/c

19/3/21

for Chief Planner, Layout

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19/03/2021

19/03/2021

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- Encl: 1. 3 copies of layout plan.
2. Planning permit in duplicate
(with the direction not to use the logo of CMDA
in the layout plan since the same is registered).

- Copy to:
1. M/s.Nath Estate and Investments &
Thiru. Vijay Surana,
No.2, Aravamuthu Garden Street,
Egmore, Chennai – 600 008.
 2. The Deputy Planner, *File*
Master Plan Division, *30/10/2021*
CMDA, Chennai-8.
(along with a copy of approved sub-division plan).
 3. The Superintending Engineer,
Chennai Electricity Distribution Circle South-I,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
No.130 G.S.T. Road, (Oppsite to New Bus Stand),
Chengalpattu - 603 001.
(along with a copy of approved layout plan).
 4. Stock file /Spare Copy.